

APRIL 1st – FAIR HOUSING 101

FAIR HOUSING PROCESS

- What are the required steps to be eligible for Fair housing? What is the process of eligibility for individuals and families?
- If HUD voucher is terminated, can a reasonable accommodation be to reinstate the HUD voucher?
- Legal rights in Hawaii Laws between the landlords and tenants. Also, what are the resources available for both parties, its moral obligations to each other and the proper protocols once disagreements arise.
- actual case examples would be awesome
- Requirements for LEP in LIHTC and HUD programs
- Do they check two sides of the complaint?
- Abandoned property & dispute between tenants in separate living space
- Applicability in marketing homes for sale.
- How can we do better?
- What are the states that allow relatives to rent to other relatives using Section 8 HUD?
- New housing development on Maui
- Interests of heirs of landowners in marketed properties throughout the islands
- Screening Criteria for Section 8 applicants
- Property Management failure to perform
- Vouchers
- I'd love if the presenters included info on how Fair Housing law applies (or does not) to small independent landlords, LLs who share homes w/ tenant etc.
- Housing discrimination in housing advertisements
- Discrimination of families with children.
- income discrimination (refusal to accept HUD Section 8 vouchers)
- Waiting lists and Funding

HARASSMENT AGAINST AND PROTECTION FOR LANDLORDS

- Yes, do the fair housing and landlord tenant code both cover retaliation? And if so, are there differences in regular housing from special needs housing like shelters for the homeless?
- Protections for landlords
- Harassments of tenants to staff what rights do staff have to protect themselves from abusive and entitled tenants.
- Harassment of staff. How do we protect ourselves from being harassed by tenants/applicants/guests?

APRIL 8th – FAIR HOUSING IN THE TIMES OF COVID MORATORIUM AND EVICTION

- Moratorium
- What advice do you have for landlords regarding evictions taking into consideration fair housing and COVID?
- Any assistance for landlords who are having to cover mortgage and utilities for tenants during covid? Other options for landlord when tenants have chosen to not get rental assistance and are behind on rent; Current eviction laws for HUD and non HUD rentals are they the same or different.
- During Moratorium, if a homeowner would like to move a family member into their rental unit can they request the tenant vacate? (Family member would not be paying rent)
- When do they foresee the state moratorium being lifted?
- Eviction
- Why isn't the covid relief funds for 12 months of rent readily available for those who qualify?
- Fairness of the Eviction Moratorium for Landlords
- Restrictions on Selling and notifying Tenants during a Moratorium
- Moratorium foreseeable end date?
- When is the eviction moratorium over?
- House Rules Violation Eviction during the Governor's Covid 19 Mandate
- Landlord rights for eviction
- Covid Terminations and Evictions
- New laws that arose due to COVID-19 for both tenants and landlords... Rules/ laws regarding emotional-support / service animals in a rental
- Eviction Moratorium
- Covid eviction moratorium
- Guidelines related to covid moratorium
- Covid and Eviction Moratoriums

LANDLORD TENANT ISSUES

- What are a landlord's rights when a family increases in size over the years? They have outgrown the unit. A husband and wife have 5 children, one hana'i daughter and a brother-in-law in a two-bedroom, one bath. We have to get the septic pumped every few months. Can we evict?
- If there is one specific unit that we are trying to rent up (and we have other vacant units, though not "available" or rent ready), would showing them the one unit we are trying to rent up be considered "steering"?
- Minors breaking house rules
- How do you limit the number of people living in a unit without discriminating?
- What is legal to Evict a Tenant with an expired lease
- Yes: Why Hawaii is the only state without true tenant representation (compensated, in Hawaii typically only the landlord has a hired broker which is a uniquely Hawaii problem and disadvantages tenants majorly), why almost all lease listings are exclusively pocket listings (which encourages discrimination). Many more but too lengthy to discuss.
- With AOA 's, I need to know about how we can stop both adults and children from recreational activities in the common areas? If we put no one may participate in recreational activities in the common area, and children play in the common area and we tell them know are we discriminating? Thank you
- Can a landlord legally change a clients door lock without a certified eviction notice

- Landlord Verification . What questions are we allowed to ask?
- Auto registration and insurance
- Parking and maintenance
- What can the landlord do if the tenant moves the furniture out

APRIL 15th – RACE, COLOR AND NATIONAL ORIGIN
RACE, ETHNICITY, CRIMINAL BACKGROUND

- Discrimination based on ethnicity
- The extent to which new developments can give preference to native Hawaiians.
- The extent to which preference can be given to native Hawaiians or local area residents in new housing projects.
- Limitations on discrimination for individuals with criminal histories. E.g., arrests, kinds of convictions, length of time from release from jail or conviction (if did not do jail time)

APRIL 22nd – FAIR HOUSING: ACCESS AND SAFETY
SEX, GENDER, GENDER EXPRESSION, DV

- Protecting LGBT+ tenants from discrimination
- Protections for Victims of Domestic Violence
- Is using the word transvestite derogatory when describing someone who was born a boy and dresses like a full on girl (make up, dress, etc)

APRIL 29th – DISABILITY AND THE FAIR HOUSING ACT

REASONABLE ACCOMMODATIONS / EMOTIONAL SUPPORT ANIMALS

- Reasonable accommodations in rental projects.
- Disparate impact...
- comfort animals, emotional support animals, criminal records of potential tenants
- Assistance v Service Animals
- Reasonable Accommodations
- How to handle landlords that refuse reasonable requests from tenants who are in protected classes? How do you prove its discrimination?
- Specifics on reasonable accommodations.
- Service Animals and ESA
- If asked by landlord, would a tenant need to provide a security deposit for their service animal?
- Multiple emotional support animals
- Reasonable accommodations/ Pet rules
- Service and emotional support animals
- Service animals vs assistance animals vs pets
- Service animal disclosure
- Emotional Support Animals. We do not allow more than one pet per unit and was wondering if we could limit the amount of ESAs.
- number of emotional support animals
- Who can reasonably decree that one or more emotional support animals is a prerequisite for the health of a tenant, if no caregiver---patient relationship has been established or documented, or in the absence of other known and accepted modalities of treatment for a process not legally diagnosable by said paramedical caregiver? What if a so-called 'prescription' by a non-prescribing caregiver mandates that the individual must have the ESA with him or her at all times to survive, and yet the individual is often seen without said ESA, and the ESA is often seen without the individual? This could be interpreted as subterfuge. Can a landlord require an annual re-evaluation of the need for an ESA by a tenant? If the purpose of the ESA is to help the individual overcome a condition or make improvement, without evidence of such the ESA demonstrates no efficacy (or is the equivalent of a placebo) and becomes more and more like a pet. Does consistent soiling of common areas within a property by an ESA (or trained service animal) constitute a hazard to children or others who may inadvertently walk, crawl, or play on such grassy or other areas? Thank you for focusing on the abuse of the ESA approvals by unscrupulous website-based evaluators.
- A new resident brought 3 dogs when he moved in in spite of our 2-dog limit. I found the website that for a fee offers dogs ID's, an alleged confirmation from a professional stating one of his dogs was needed as an emotional support animal which was not on any letter head. The man is also on regular military duty but does not take his emotional support dog to work with him which translates the dog is only necessary for support while he is at home.
- pets vs. service animals vs. ESA animals; smoking marijuana in individual units
- Comfort vs. Service animal on public transportation/ restaurants/ shopping
- regarding support animals in no pet buildings
- comfort animals/ emotional support animals; tenant-on-tenant harassment
- Reasonable Accommodation
- Assistance Animal Rules
- I am particularly interested in emotional support animals in condos.
- Access to housing for people with ESAs

- How and when can a tenant apply for reasonable accommodation for a larger size voucher to accommodate their needs

DISABILITIES, ELDERLY, DV

- Housing for People with Disabilities- Access limited. Subsidized Housing due to cost in rental these group of Individuals live on fixed income which should be a concern.
- I am a senior and I only own the apt. I live full time in. My AOA president is trying to employ selective enforcement to remove me from the condo I own. What are my rights?
- DISABLED representatives for housing
- Future availability of ADA units/buildings
- Elderly residents who are not able to care for themselves.